



Address: [4224 NEGRIL CT](#)
City: FORT WORTH
Georeference: 28315-16-26
Subdivision: N BEACH VLG AT SUMMERFIELDS
Neighborhood Code: 3K400I

Latitude: 32.8680619841
Longitude: -97.292307132
TAD Map: 2060-436
MAPSCO: TAR-036S



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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: N BEACH VLG AT SUMMERFIELDS Block 16 Lot 26

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 1998

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$235,863

Protest Deadline Date: 5/24/2024

Site Number: 06944914

Site Name: N BEACH VLG AT SUMMERFIELDS-16-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 1,080

Percent Complete: 100%

Land Sqft ^{*}: 5,500

Land Acres ^{*}: 0.1262

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

PEREZ JUAN J BARCO

Primary Owner Address:

4224 NEGRIL CT
FORT WORTH, TX 76137

Deed Date: 6/26/2019

Deed Volume:

Deed Page:

Instrument: [D219138873](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DIXON CHRISTOPHER;DIXON MARY E	12/12/2018	D218275772		
DIXON CHRISTOPHER;DIXON MARY P	6/11/2014	D214123122	0000000	0000000
WELDON MIRANDA	6/3/2010	D210134145	0000000	0000000
KTC PROPERTIES LLC	1/27/2010	D210031244	0000000	0000000
US BANK NA	7/7/2009	D209197197	0000000	0000000
ROBLES FERNANDO	9/1/2006	D206279708	0000000	0000000
CZARNY STEPHEN	3/17/2003	00165400000054	0016540	0000054
BARANS SUSAN M	9/8/1998	00134240000080	0013424	0000080
WOODLAND WEST VILLAGE HOMES	11/4/1997	00129720000048	0012972	0000048
ONE COUNTRY CREEK LTD PRTNSHP	1/1/1996	00000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$180,863	\$55,000	\$235,863	\$235,863
2024	\$180,863	\$55,000	\$235,863	\$223,893
2023	\$206,384	\$55,000	\$261,384	\$203,539
2022	\$155,035	\$30,000	\$185,035	\$185,035
2021	\$155,740	\$30,000	\$185,740	\$185,740
2020	\$141,419	\$30,000	\$171,419	\$171,419

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

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Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.